



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW

CONSENT CALENDAR

Monday, November 7, 2011 **630 Garden Street: David Gebhard Public Meeting Room** **1:00 P.M.**

BOARD MEMBERS: CHRISTOPHER MANSON-HING, Chair
 DAWN SHERRY, Vice-Chair
 CHRISTOPHER GILLILAND (Consent Calendar Representative)
 GARY MOSEL
 KEITH RIVERA (Consent Calendar Representative)
 PAUL ZINK (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street. Items are reviewed in a sequential manner as listed on the Consent Calendar Agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the ABR may refer items to the Full Board for review.

Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the ABR).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 ext. 4539, or by email at toughman@SantaBarbaraCa.gov. Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check the City's website under *City Calendar* to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470 ext. 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Thursday, November 3, 2011, this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/abr.

PUBLIC COMMENT: Any member of the public may address the Architectural Board of Review Consent Representatives for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion.

ABR - REVIEW AFTER FINAL

A. 421 E COTA ST

C-M Zone

Assessor's Parcel Number: 031-160-010
 Application Number: MST2009-00250
 Owner: Transition House
 Architect: Mark Wienke
 Architect: Christine Pierron

(Proposal to demolish the existing 7,566 square foot two-story mixed-use building and construct a new 9,142 square foot two-story mixed-use building, comprising of eight affordable residential apartments [6 two-bedroom and 2 three-bedroom units, totaling 7,208 square feet] and a 1,934 square foot day care center. The existing 14,080 square foot, two-story mixed-use building comprised of eight residential apartments [6,175 square feet] and 7,905 commercial square feet, will remain. A total of 715 cubic yards of grading is proposed. The parcel will result in 2 two-story mixed-use buildings, with a combined total of 16 affordable apartments [13,383 residential square feet] and 9,839 commercial square feet, on a 42,221 square foot lot. A total of 37 uncovered parking spaces are proposed. The project received Staff Hearing Officer Approval on 8/12/09 [Resolution No. 070-09].

(Review After Final for changes to landscaping. Referred from Full Board on October 31, 2011.)

ABR - NEW ITEM

B. 4099 FOOTHILL RD

R-2/SD-2 Zone

Assessor's Parcel Number: 057-011-014
 Application Number: MST2011-00410
 Owner: La Colina Gardens LTD

(Proposal for a color change for all buildings.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM

C. 1040 COAST VILLAGE RD

C-1/SD-3 Zone

Parcel Number: 009-211-040
 Application Number: MST2011-00407
 Owner: Household Merchandising Inc.
 Architect: Chuck Pacis
 Applicant: Honda Cherng

(Interior remodel of Vons store with associated exterior changes including: 1) Reopening of windows at liquor section. 2) New interior blinds at storefront. 3) Exterior painting to match approved colors. 4) Switch the cart corral and planter locations on north side of store. 5) Replace rooftop mechanical equipment with new. 6) Provide roof screening on existing rooftop equipment exposed to street view.)

(Action may be taken if sufficient information is provided.)

ABR - NEW ITEM**D. 2222 BATH ST****C-O Zone**

Parcel Number: 025-181-019
Application Number: MST2011-00403
Owner: Rabobank N.A.
Agent: Dennis Stout
Contractor: Coast Sign Inc.

(Proposal to install an awning on the front of the building above the existing ATM. Signage is proposed on the awning to be reviewed by the Sign Committee.)

(Action may be taken if sufficient information is provided.)

ABR - PROJECT DESIGN REVIEW**E. 131 ANACAPA ST****OC/SD-3 Zone**

Assessor's Parcel Number: 033-082-010
Application Number: MST2011-00339
Owner: GVC Seafoods LLC
Owner: 131-137 Anacapa LLC
Architect: AB Design Studios

(Proposal to remodel three non-residential buildings totaling 15,978 square feet on a 30,300 square foot lot. The project includes extensive window and door changes, awnings, outdoor seating areas, metal fences and gates, trellis, planters, resurfacing parking lot with permeable pavers, bicycle parking, pedestrian walkways and accessibility.)

(Project Design Approval of landscaping is requested.)